

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.2 f, so as to permit total

signage of 169 square feet in lieu of the permitted 100 square feet; and a Variance from Section 409.2b(3) to permit 63 parking spaces in lieu of the required 74 spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

- (1) Signs are essential in order to locate property in this heavily commercial area.
- (2) Parking space requirements are too restrictive considering size of lot.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Sub-Lessee
CIMCO Enterprises, Inc.

(Type or Print Name)
Signature

P.O. Box 822
Address

Culpeper, Virginia 22701
City and State

Attorney for Petitioner
E. Harrison Stone

(Type or Print Name)
Signature

102 W. Pennsylvania Avenue
Address

Towson, Maryland 21204
City and State

Attorney's Telephone No.: 301-823-1800

Legal Owner(s):
Cloverland Farms Dairy, Inc.

(Type or Print Name)
Signature

2200 N. Monroe St. Baltimore, MD
(Type or Print Name) Address

Signature City and State

Lessee: Baltimore Food Systems, Inc.

Signature

10 Toy St., Greenville, SC 29601
Address

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of

September, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of November, 1986, at 10:15 o'clock A.M.

(over)

MICROFILMED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 4th
Posted for: Variance
Petitioner: Cloverland Farms Dairy, Inc.
Location of property: NE/S of Reisterstown Rd., 115' NW of the c/l of Virginia Ave. (11805 Reisterstown Rd.)
Location of Sign: NE Side of Reisterstown Rd. approx. 135' NW of the c/l of Virginia Ave.

Remarks: Posted by S.J. Grata
Date of return: October 24, 1986

Number of Signs: 1

MICROFILMED

IN RE: PETITION FOR ZONING VARIANCE
NE/S of Reisterstown Rd., 115'
SW of the c/l of Virginia Ave.
(11805 Reisterstown Road)
4th Election District
Cloverland Farms Dairy, Inc.
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-194-A

The Petitioner herein requests a zoning variance to permit a total signage area of 169 square feet in lieu of the permitted 100 square feet, and additionally, to permit 63 parking spaces in lieu of the required 74 spaces.

Testimony by and on behalf of the Petitioner indicated that formerly the site was utilized as a restaurant with a drive-through. The current sub-lessees propose adding a solarium on the front and a cooler/freezer on the rear. It is anticipated that at least 25% of the business will originate in the drive-through. By general industry standards, 50 parking spaces would be considered adequate whether calculated by estimated time customers are on site or by the number of seats provided. Two standard sizes of identification signs are available; the smaller is proposed for use. The size menu board proposed is necessary for the number of menu items and the size print needed for legibility. The only sign on the building will be the Kentucky Fried Chicken name on one face of a cupola on the roof.

There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

MICROFILMED

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 12th day of November 1986, that the herein request for a zoning variance to permit a total signage area of 169 square feet, and additionally, to permit 63 parking spaces, in accordance with the plan submitted, prepared by STV/Lyon Associates, dated September 4, 1986, is hereby GRANTED from and after the date of this Order.

Jean M.H. Jung
Deputy Zoning Commissioner
of Baltimore County

MICROFILMED

STV LYON ASSOCIATES

ENGINEERS ARCHITECTS PLANNERS
21 GOVERNORS COURT
BALTIMORE, MD 21207-2722
301/944-9112

ZONING DESCRIPTION
FOR
KENTUCKY FRIED CHICKEN
11805 REISTERSTOWN ROAD

Beginning along the northeast right-of-way line of Reisterstown Road 115 feet ± northwest of the centerline of Virginia Avenue, thence

1. North 43°39'35" West 191.86 feet to a point, thence leaving said road
2. North 42°23'13" East 186.48 feet to a point, thence
3. South 48°39'35" East 191.44 feet to a point, thence
4. South 42°23'13" West 203.20 feet to the point of beginning ... containing 0.8562 acres of land, more or less.

Thomas M. Hoffman, Jr.
Thomas M. Hoffman, Jr.
Md. Reg. Property Line Surveyor No. 267



MICROFILMED

STV ENGINEERS, Engineers Architects Planners, Professional Member Firms STV/Lyon Associates
STV/Management Consultants STV/H.D. Nottingham, STV/Sanders & Thomas, STV/Seelye Stevenson Value & Knecht

STV LYON ASSOCIATES

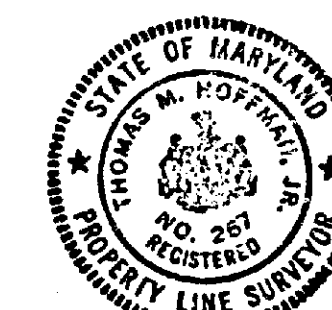
ENGINEERS ARCHITECTS PLANNERS
21 GOVERNORS COURT
BALTIMORE, MD 21207-2722
301/944-9112

ZONING DESCRIPTION
FOR
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Beginning along the northeast right-of-way line of Reisterstown Road 115 feet ± northwest of the centerline of Virginia Avenue, thence

1. North 43°39'35" West 191.86 feet to a point, thence leaving said road
2. North 42°23'13" East 186.48 feet to a point, thence
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Thomas M. Hoffman, Jr.
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Md. Reg. Property Line Surveyor No. 267



MICROFILMED

STV ENGINEERS, Engineers Architects Planners, Professional Member Firms STV/Lyon Associates
STV/Management Consultants STV/H.D. Nottingham, STV/Sanders & Thomas, STV/Seelye Stevenson Value & Knecht

PETITION FOR ZONING VARIANCES

4th Election District

Case No. 87-194-A

LOCATION: Northeast Side of Reisterstown Road, 115 feet Northwest of the Centerline of Virginia Avenue (11805 Reisterstown Road)

DATE AND TIME: Wednesday, November 12, 1986, at 10:15 a.m.

PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing;

Petition for Zoning Variances to permit a total signage of 169 square feet in lieu of the permitted 100 square feet and 63 parking spaces in lieu of the required 74 spaces

Being the property of Cloverland Farms Dairy, Inc., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

MICROFILMED



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

November 17, 1986

E. Harrison Stone, Esquire
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance
NE/S of Reisterstown Rd., 115'
SW of the c/l of Virginia Ave.
4th Election District
Cloverland Farms Dairy, Inc.
Case No. 87-194-A

Dear Mr. Stone:

Enclosed please find a copy of the decision rendered in the above referenced case. Please be advised that your Petition for Zoning Variance has been granted in accordance with the attached Order.

If you have any further questions on the subject matter, please do not hesitate to contact this office.

Very truly yours,

Jean M.H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bje

Enclosures

cc: Cloverland Farms Dairy, Inc.
2200 N. Monroe Street, Baltimore, Maryland 21217

Baltimore Food Systems, Inc.
10 Toy Street, Greenville, South Carolina 29601

CIMCO Enterprises, Inc.
P.O. Box 822, Culpeper, Virginia 22701

People's Counsel

MICROFILMED

RE: PETITION FOR VARIANCES
NE/S of Reisterstown Rd., 115' : BEFORE THE ZONING COMMISSIONER
NW of C/L of Virginia Ave. : OF BALTIMORE COUNTY
(11805 Reisterstown Rd.), 4th
District :
CLOVERLAND FARMS DAIRY, INC., : Case No. 87-194-A
Petitioner :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 3rd day of October, 1986, a copy of the foregoing Entry of Appearance was mailed to E. Harrison Stone, Esquire, 102 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

MICROFILMED

E. Harrison Stone, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204
September 26, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
NE/S of Reisterstown Rd., 115' NW of the c/l
of Virginia Ave. (11805 Reisterstown Rd.)
4th Election District
Cloverland Farms Dairy, Inc. - Petitioner
Case No. 87-194-A

TIME: 10:15 a.m.
DATE: Wednesday, November 12, 1986
PLACE: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

E. Harrison Stone
E. Harrison Stone
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 025957
DATE: 10/10/86 ACCOUNT: CL-615-000
AMOUNT: \$ 100.00
RECEIVED FROM: Royston, Mueller, McLean & Reid
FOR: Variance #106
B 8013*****1005014 81141
VALIDATION OR SIGNATURE OF CASHIER

e President

MICROFILMED

PETITION FOR ZONING VARIANCES
4th Election District
Case No. 87-194-A
Northeast Side of Reisterstown Road, 115 feet
Northwest of the Centerline of Virginia Avenue
(11805 Reisterstown Road)
Wednesday, November 12, 1986, at 10:15 a.m.
The Zoning Commissioner of Baltimore County, Maryland
and Regulations of Baltimore County, by authority of the Zoning Act
Petitioner for Zoning Variance to permit a public hearing
in lieu of the permitted 100 square feet and 63 parking spaces in lieu of the
required 74 spaces
Being the property of Cloverland Farms Dairy, Inc. as shown on the plat plan
in the event that this Petition is granted, a building permit may be issued
within the thirty (30) day appeal period. The Zoning Commissioner will
however, entertain any request for a stay of the issuance of said permit during
the period for good cause shown. Such request must be received in writing by
the date of the hearing set above or made at the hearing.
BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY
LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.
Per *James E. Dyer* MICROFILMED

87-194-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
22nd day of September, 1986.

Petitioner: Cloverland Farms Dairy, Inc.
Petitioner's Attorney: E. Harrison Stone, Esquire.
Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: November 5, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-194-A and 87-196-SpH

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sib

MICROFILMED

CPS-008

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

November 3, 1986

E. Harrison Stone, Esquire
Royston, Mueller, McLean & Reid
Suite 600
102 West Pennsylvania Avenue
Towson, Maryland 21204-4575

RE: PETITION FOR ZONING VARIANCES
NE/S of Reisterstown Rd., 115' NW of the c/l
of Virginia Ave. (11805 Reisterstown Rd.)
4th Election District
Cloverland Farms Dairy, Inc. - Petitioner
Case No. 87-194-A

Dear Mr. Stone:

This is to advise you that \$65.37 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Room 113, County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 025616
DATE: 11/12/86 ACCOUNT: R-01-515-000
AMOUNT: \$ 65.37
RECEIVED FROM: Royston, Mueller, McLean & Reid, 102 W. Pennsylvania Ave., Towson, Md. 21204
FOR: ADVERTISING & POSTING COSTS RE CASE #87-194-A
B 8155*****63372 128F
VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 13, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

E. Harrison Stone, Esquire
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 106 - Case No. 87-194-A
Petitioner: Cloverland Farms Dairy, Inc.
Petition for Zoning Variance

Dear Mr. Stone:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

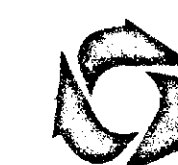
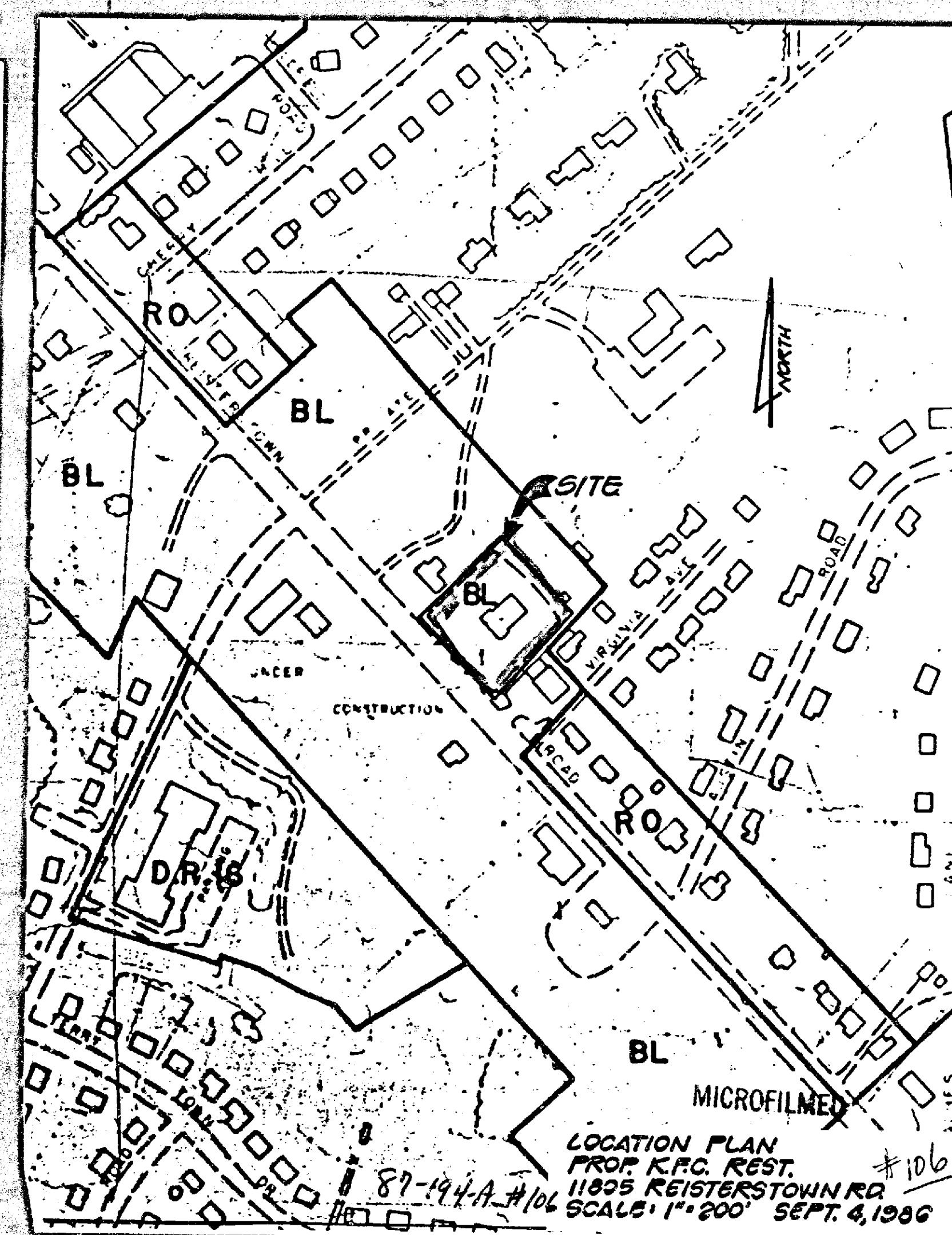
Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: STV Lyon Associates
21 Governor's Court
Baltimore, Maryland 21207

MICROFILMED



Maryland Department of Transportation
State Highway Administration

RECEIVED
OCT 2 1986

ZONING OFFICE

September 29, 1986

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Md. 21204

Attn: Mr. James Dyer

Re: ZAC Meeting of 9-23-86
ITEM: #106.
Property Owner: Cloverland Farms Dairy Inc.
Location: NE/S Reisterstown Rd. Route 140, 115 feet NW of centerline of Virginia Avenue
Existing Zoning: B.L.
Proposed Zoning: Variance to permit total signage of 169 square feet in lieu of the permitted 100 square feet; and to permit 63 parking spaces in lieu of the required 74 spaces
Area: 0.8562 acres
District: 4th Election District

Dear Mr. Jablon:

On review of the submittal for variance of a business sign, the submittal has been forwarded to the State Highway Administration Beautification Section, c/c Morris Stein (659-1642) for all comments relative to zoning.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

By: George Wittman

cc: Mr. J. Ogle
Mr. M. Stein (w-attachment)

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5072 Statewide Toll Free
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203 - 0717

PETITION FOR
ZONING VARIANCES
ON REDEVELOPMENT
Case No. 22-86-4

LOCATION: Northeast Side of
Reisterstown Road, 115 Northwest
of the Intersection of Virginia Avenue
(11805 Reisterstown Road)
DATE AND TIME: Wednesday,
November 12, 1986, at 10:15 a.m.
PUBLIC HEARING: Room 301,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland
The Zoning Commissioner of Baltimore
County, by authority of the Zoning
and Planning Department of Baltimore
County, will hold a public hearing
on the Petition for Zoning Variance to per-
mit a total of 100 square feet of
lot of the parcel 100 square feet
and 60 parking spaces in lot of the
parcel 100 square feet.
Using the property of Cloverland
Farms Dairy, Inc., as shown on the plat
plan filed with the Zoning Office.
To the extent that the Zoning Office
is satisfied that the proposed variance
is in the public interest, a building permit may be
issued. The Zoning Commissioner
will, however, reserve the right to
cancel the variance at any time
during the period for which it was
issued. The variance must be recorded
in writing by the Zoning Office
before it is made a part of the
Zoning Ordinance.
By Order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
10/29/86 Oct. 23

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 23, 1986

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
October 23, 1986

THE JEFFERSONIAN,

Susan Stuedi Obriet
Publisher
Dept. of Advertising

2475

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350

STEPHEN E. COLLINS
DIRECTOR

October 2, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items
number 103 A, 104, 105, 106, 108, 109, 110, 111, 112, and 114.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

MICROFILMED

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

September 29, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item #106 Zoning Advisory Committee Meeting are as follows:

Property Owner: Cloverland Farms Dairy, Inc.
Location: NE/S Reisterstown Road, 115 feet NW of c/1 of Virginia Avenue
District: 4th.

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #11-1 - 1980) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
5. All the Groups except 2-4 Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. 2-4 The Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 501 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of the Groups are from Use _____ to Use _____ or to Mixed Use _____ See Section 317 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, tidal/riversine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
10. Comments: Signs shall comply to Article 19 and the amendments of Council Bill #17-85. See also Section 101.5.
11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark S. Shuman
By: C. E. Burman, Chief
Building Plans Review

L/22/86

MICROFILMED

ROYSTON, MUELLER, MCLEAN & REID

ATTORNEYS AT LAW

SUITE 600

102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4575

(301) 823-1800

R. TAYLOR MCLEAN
RICHARD A. REID
E. HARRISON STONE
MILTON R. SMITH, JR.
C. S. KLINGELHOFER III
THOMAS F. McDONOUGH
LAWRENCE E. HANSLIP
LAUREL P. EVANS
KEITH R. TRUFFER
ROBERT S. HANDELO

106

was 9/10/86

OF COUNSEL
CARROLL W. ROYSTON
H. ANTHONY MUELLER
JOHN L. ASKEW

September 10, 1986

Arnold Jablon, Esq.
Zoning Commissioner
for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition for Variances (11805 Reisterstown Road)

Dear Mr. Jablon:

We have filed, concurrent with this letter request, a
Petition requesting certain zoning Variances pertaining to
the above-captioned property.

Because of various contractual and planning commitments,
an early hearing date on our Petition is absolutely essential.

Accordingly, we urge your favorable consideration of
this request.

Thank you.

Very truly yours,

E. Harrison Stone
E. Harrison Stone

EHS:jz

MICROFILMED

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERDER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

OCTOBER 17, 1986

Re: Zoning Advisory Meeting of SEPTEMBER 23, 1986
Item #106
Property Owner: CLOVERLAND FARMS DAIRY, INC.
Location: NE/S REISTERSTOWN RD. 115'
NW OF 1/2 OF VIRGINIA AVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject
petition and offers the following comments. The items checked below are
applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be
forward by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a
subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior
to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and
development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited
under the provisions of Section 22-98 of the Development
Regulations.
- () Development of this site may constitute a potential conflict with
the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board
on _____.
- () Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by
B111 178-79. No building permit may be issued until a Reserve
Capacity Use Certificate has been issued. The deficient service
is _____.
- () The property is located in a traffic area controlled by a "D" level
intersection as defined by B111 178-79, and as conditions change
traffic capacity may become more limited. The Basic Services Areas
are re-evaluated annually by the County Council.

Additional comments:
A VARIANCE OF 100 SQ. FT. WAS FILED 9/17/86 K/A KFC RESTAURANT
AT 11805 REISTERSTOWN RD. IT WAS DETERMINED AFTER REVIEW BY
THE DIRECTOR THAT THE VARIANCE WAS NOT UNDER 500 SQ. FT.
42-17. LETTER OF EXEMPTION WAS SENT TO APPLICANT.

MICROFILMED

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

September 23, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Re: Property Owner: Cloverland Farms Dairy, Inc.

Location: NE/S Reisterstown Rd., 115' NW of centerline of Virginia Avenue

Item No.: 106

Zoning Agenda: Meeting of 9/23/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "X" are applicable and required
to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be
located at intervals of _____ feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Protection
Association Standard No. 101 "Life Safety Code", 1976 edition prior
to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Carl H. Helly* Noted and Approved: *Arnold N. Markowitz*
Planning Group Fire Prevention Bureau
Special Inspection Division *John F. O'Neill*

/mb

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BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 106, Zoning Advisory Committee Meeting of 9-23-86

Property Owner: *Cloverland Farms Dairy Inc.*

Location: *NES Reisterstown Rd* District *2*

Water Supply *meter* Sewage Disposal *meter*

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or
installation of equipment for any existing or proposed food service facility,
complete plans and specifications must be submitted to the Plans Review
Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should
contact the Division of Air Pollution Control, 494-3775, to obtain require-
ments for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required
for such items as spray paint processes, underground gasoline storage tank/s
(5,000 gallons or more) and any other equipment or process which exhausts
into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required
for any charbroiler operation which has a total cooking surface area of five
(5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to exist-
ing or construction of new health care facilities, complete plans and
specifications of the building, food service area and type of equipment to
be used for the food service operation must be submitted to the Plans Review
and Approval Section, Division of Engineering and Maintenance, State Department
of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming
pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage
facilities or other appurtenances pertaining to health and safety; two (2)
copies of plans and specifications must be submitted to the Baltimore County
Department of Health for review and approval. For more complete information,
contact the Recreational Hygiene Section, Division of Environmental Support
Services.
- () Prior to approval for a nursery school, owner or applicant must comply with
all Baltimore County regulations. For more complete information, contact
the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the
method providing for the elimination of waste oil must be in accordance
with Water Resources Administration requirements.

WWQ 1 4/86

11/12/86 87-194-A

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ROYSTON, MUELLER, MCLEAN & REID

ATTORNEYS AT LAW

SUITE 600

102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4575

(301) 823-1800

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KEITH R. TRUFFER
ROBERT S. HANDELO

OF COUNSEL
CARROLL W. ROYSTON
H. ANTHONY MUELLER
JOHN L. ASKEW

September 10, 1986

Zoning Office for
Baltimore County
County Office Building
Towson, Maryland 21204

Attention: Mr. Carl Richards

Re: Petition for Variances (11805 Reisterstown Road)

Dear Mr. Richards:

I am enclosing the following in connection with the above-
captioned property:

1. Petition for Zoning Variance, signed in triplicate,
by representatives of the owner, Lessee and Sub-Lessee;
2. Ten copies of the Zoning Plat;
3. Seven copies of the Zoning Description;
4. The original of our letter to Commissioner Jablon,
requesting an early hearing in the matter; and
5. This firm's check in the amount of \$100.00, covering
the cost of filing such Petition.

If you have any questions concerning the enclosures, please
feel free to call Mr. Ken Green of STV/Lyon Associates (944-9112)
or myself. We are most anxious to move the matter along and
appreciate your willingness to review these enclosures without
a formal appointment.

Sincerely yours,

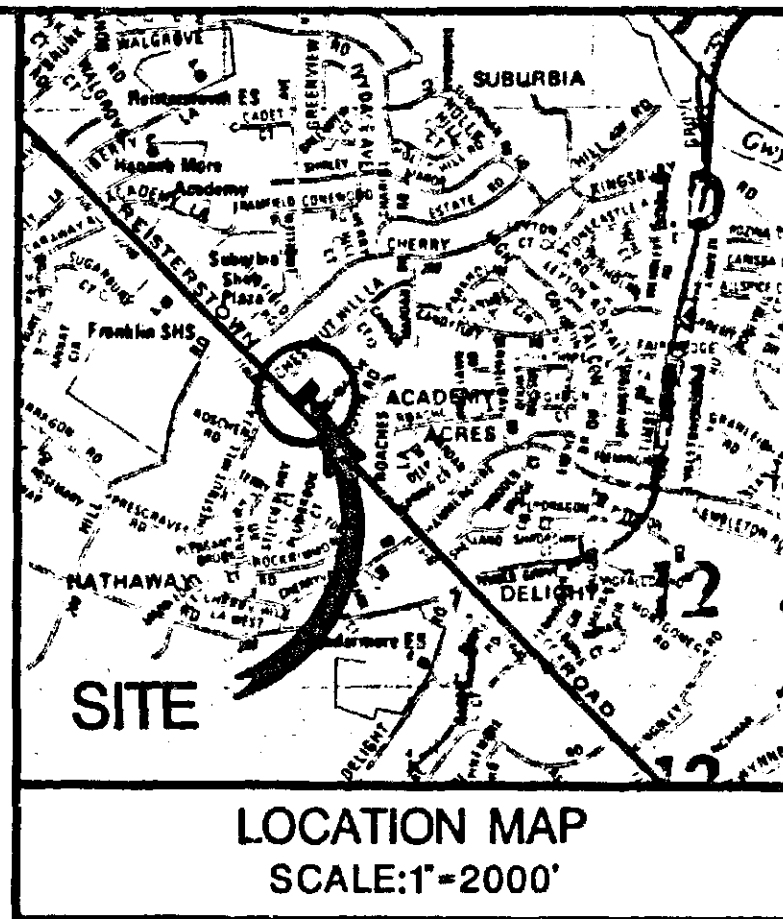
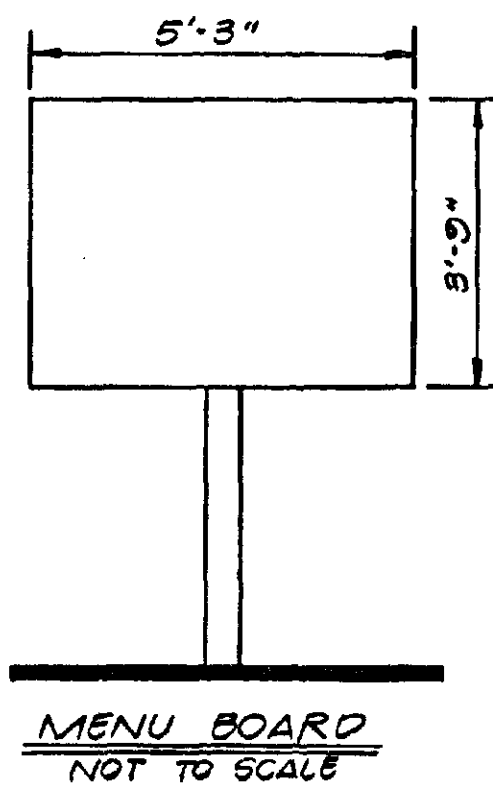
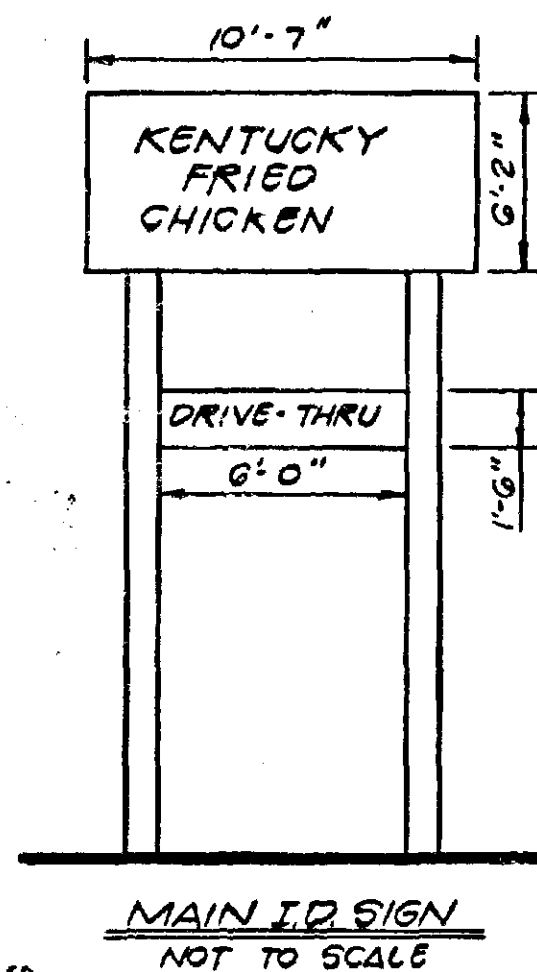
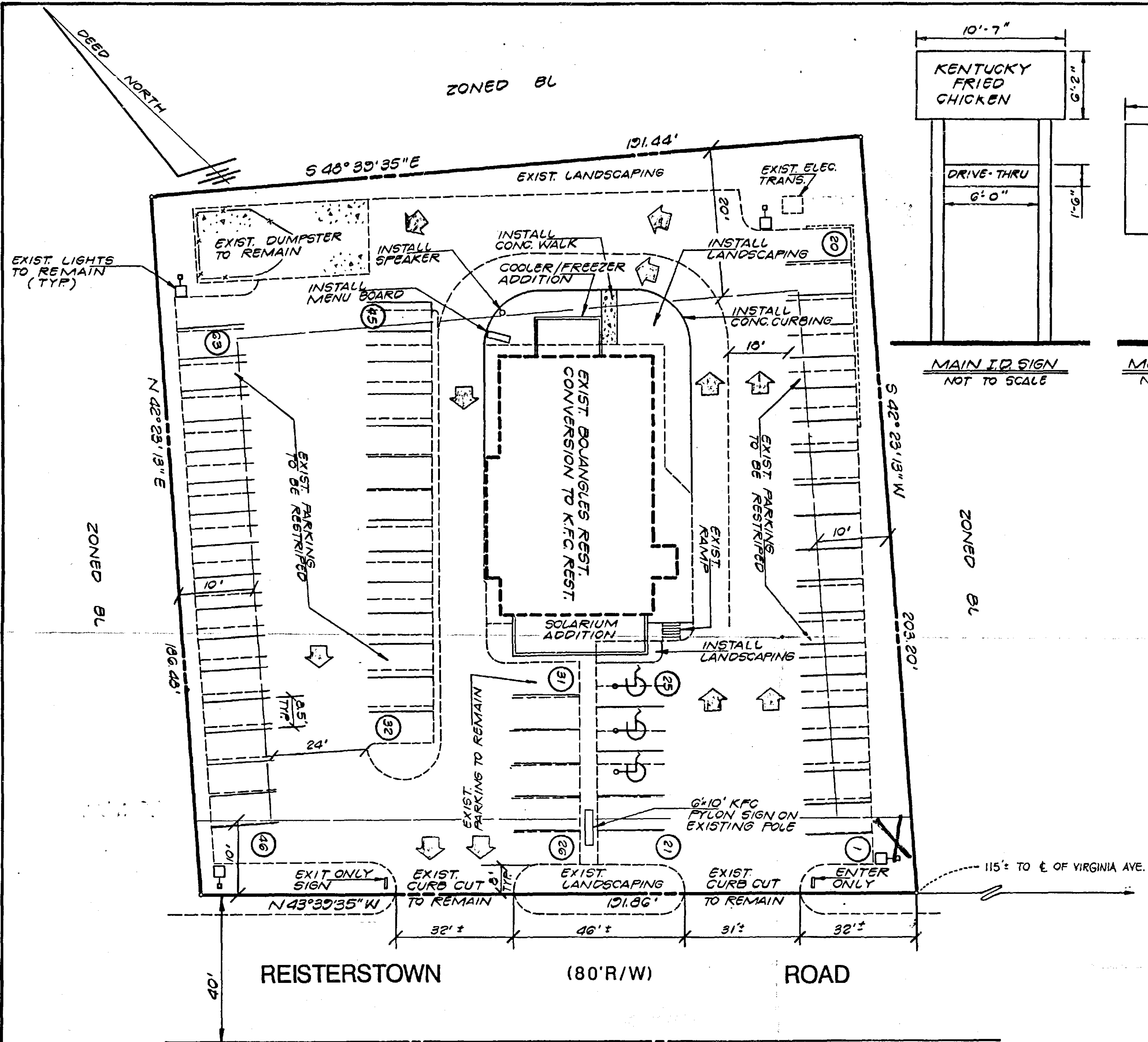
E. Harrison Stone
E. Harrison Stone

EHS:jz

encs.

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sk is file, was 9/10/86
I fee # 106



GENERAL NOTES

1. OWNER: CLOVERLAND FARMS DAIRY
6399/610
2200 N. MONROE STREET
BALTIMORE, MARYLAND 21217
2. LESSEE: BALTIMORE FOOD SYSTEMS, INC.
10 TOY STREET
GREENVILLE, S.C. 29601
3. SUB LESSEE: C.I.M.C.O. ENTERPRISES, INC.
P.O. BOX 838
CULPEPPER, VIRGINIA 22701
ATTENTION: PHIL CORNETT
4. EXISTING ZONING: BL
PROPOSED ZONING: NO CHANGE
5. PARKING REQUIREMENTS:
3695 S.F. @ 1/50 S.F. = 74 SPACES REQUIRED
SPACES PROVIDED = 63
6. SIGNAGE:
MAIN I.D. SIGN 65.3 S.F. X 2 SIDES = 130.6 S.F.
DRIVE-THRU STRIP 9.0 S.F. X 2 SIDES = 18.0 S.F.
MENU BOARD 19.7 S.F. X 2 SIDES = 39.4 S.F.
TOTAL PROPOSED SIGNAGE 168.0 S.F.
NOTE: DIRECTIONAL SIGNS WILL CONTAIN NO ADVERTISING AND THEREFORE ARE NOT INCLUDED.
7. VARIANCES REQUIRED:
A) FROM SECTION 409.2b(3) TO ALLOW 63 PARKING SPACES IN LIEU OF THE REQUIRED 74.
B) FROM SECTION 413.2f TO ALLOW 169 SQUARE FEET OF SIGNAGE IN LIEU OF THE ALLOWED 100 SQUARE FEET.
8. SITE AREA 37,294 S.F. ± OR 0.8562 AC. ±
9. EXISTING BUILDING TO BE REMODELED.
10. PUBLIC UTILITIES EXIST ON SITE.

NOTE: EXISTING FM. LOCATED ON NORTHEAST CORNER OF VIRGINIA AVE. & REISTERSTOWN RD. APPROX. 100' AWAY

#106
Large
87-194A
OFFICE COPY

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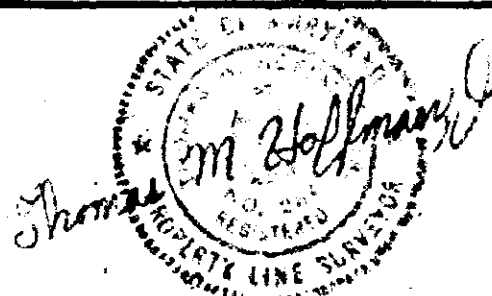


STV / LYON ASSOCIATES

Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone : 301-944-9112

PLAN PREPARATION

DRAWN BY S.J.C.	DATE 9/4/86
DESIGNED BY	SCALE 1"=20'
CHECKED BY	



PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE

K.F.C. RESTAURANT
11805 REISTERSTOWN ROAD
ELEC.DIST.4 BALTO.COUNTY,MD.

DRAWING NO.
V-1

SHEET NO.
1 of 1